

NO: R006

COUNCIL DATE: January 17, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 13, 2022**

FROM: **General Manager, Engineering**

FILE: **7919-0183-00**

SUBJECT: **Closure of Road Adjacent to 15719, 15729 – 16 Avenue and
1634, 1642, 1652, 1662, 1672 – 157 Street**

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 402.1 m² (4,328 ft²) portion of unconstructed road allowance adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street, as generally illustrated in Appendix “1” attached to this report and subject to compliance with the notice provisions of the *Community Charter, SBC 2003, c. 26*.

INTENT

The intent of this report is to seek Council’s approval to close and remove a portion of unconstructed road allowance for consolidation with the adjacent property to allow for the development of two apartment buildings and one townhouse building under Development Application No. 7919-0183-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 402.1 m² (4,328 ft²) portion of unconstructed road (the “Road Closure Area”) adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street (the “Adjacent Properties”) that will be consolidated to permit the development of a 4-storey stacked townhouse building and two 6-storey apartment buildings and the realignment of 157 street at 16 Avenue.

Zoning, Plan Designations and Land Uses

The Adjacent Properties are zoned Single Family Residential (RF) Zone and designed “Urban” in the Official Community Plan. The Road Closure Area is zoned Single Family Residential (RF) Zone.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7919-0183-00. This Development Application is seeking approval to permit the development of 4-storey stacked townhouse building and two 6-storey apartment buildings and the realignment of 157 street at 16 Avenue as illustrated in Appendix “II” attached to this report.

As part of the Development Application the applicant is proposing to realign 157 Street to align with Lee Avenue in White Rock at 16 Avenue, as illustrated in Appendix “I” attached to this report. This intersection is proposed to become full-movement and signalized in the future. To facilitate the realignment, the applicant is also providing road dedication for 157 Street from the parcels located on the west side of 157 Street, at 15699 - 16 Avenue and 1635 - 157 Street, which are also owned by the applicant.

The road closure proposal was referenced in the February 22, 2021 Planning & Development Report to Council related to Development Application No. 7919-0183-00, and the related Rezoning Bylaw was granted Third Reading by Council on April 12, 2021.

The proposed road closure has been circulated to all potentially concerned City Departments for review and all are supportive of the proposal.

As required under Section 40(4) of the *Community Charter*, all utility companies potentially affected by the proposed road closure have been consulted and none have expressed any objections.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Area, as determined by an accredited independent appraiser.

All area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale supports the City’s Sustainability Charter 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods, and Infrastructure. Specifically, the road closure supports the following Desired Outcomes (“DO”s):

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

CONCLUSION

The Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. The consolidation of the Road Closure Area into the Adjacent Properties, along with the concurrent dedication of road on the west side of 157 Street will enable the realignment of 157 Street with Lee Avenue in White Rock at 16 Avenue.

Scott Neuman, P.Eng.
General Manager, Engineering

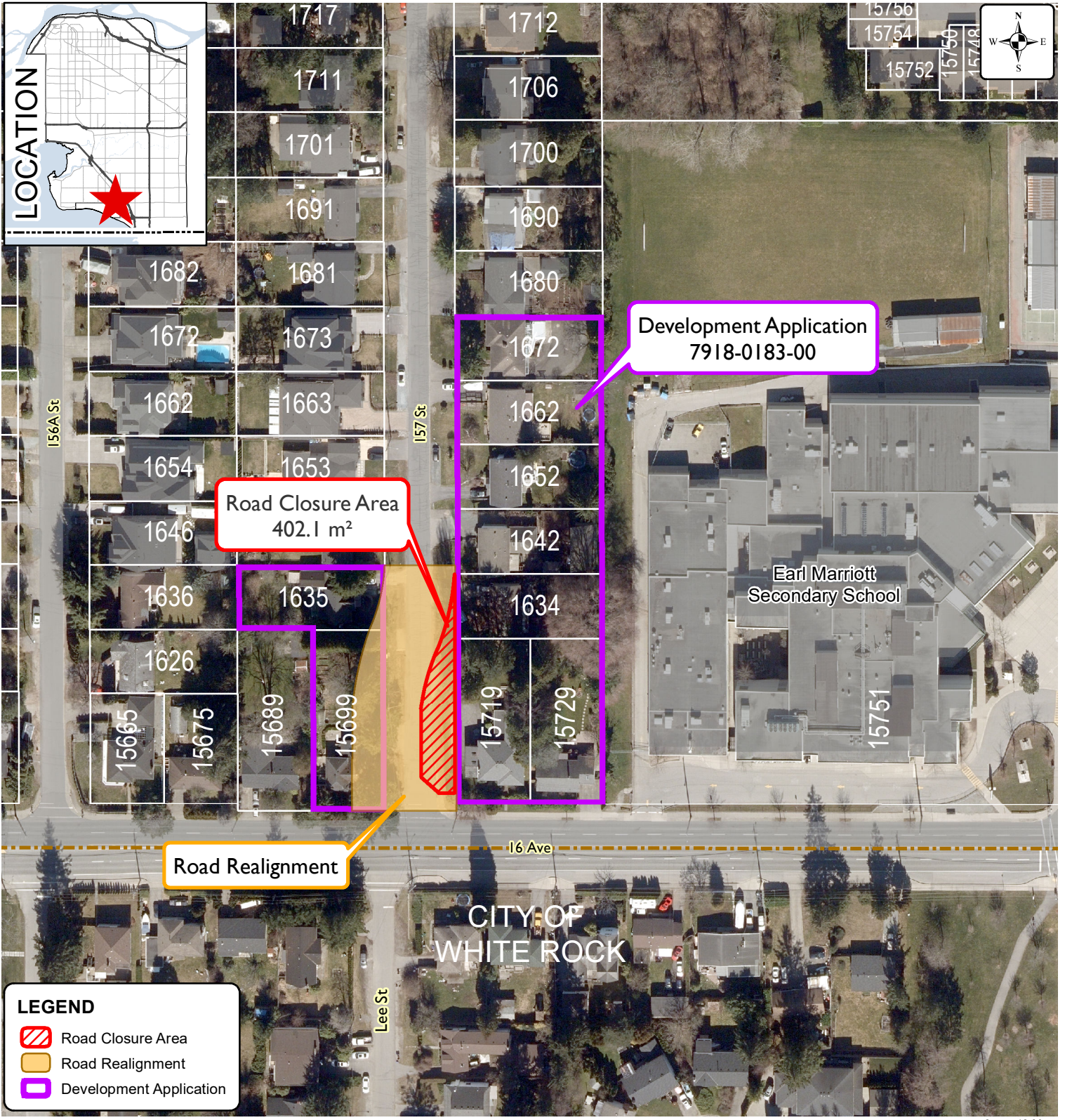
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Appendix "I": Aerial Photograph of Site

Appendix "II": Development Application 7919-0183-00 Site Layout

[https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/final/january 17/closure of road 15719 16 ave .docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/final/january%2017/closure%20of%20road%2015719%2016%20ave.docx)
SJ 1/13/22 11:27 AM

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Dec-2021, P205934

Date of Aerial Photograph: March 2019

Scale: 1:1,500

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**Closure of Road Adjacent to 15719,
15729 – 16 Avenue and 1634, 1642,
1652, 1662, 1672 – 157 Street**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

1 SITE PLAN
SCALE: 1/8" = 1'-0"

